

THIS INSTRUMENT PREPARED BY:
R. Shan Paden, Attorney at Law
Paden & Harris
100 Concourse Pkwy, Suite 130
Birmingham, Alabama 35244

293 876

SEND TAX NOTICE TO:
R. David Harcourt
1156 Riverchase Pkwy
Birmingham, AL 35244

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED EIGHT THOUSAND AND NO/100THS (\$208,000.00) DOLLARS, to the undersigned grantor, CAMEO CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto R. DAVID HARCOURT and CYNTHIA L. HARCOURT (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 12, according to the survey of Riverchase Country Club, Tenth Addition, as recorded in Map Book 8, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years which are a lien, but not due and payable until October 1, 1994.
2. Fifty foot building setback line reserved from Parkway West as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded Map Book 8, Page 47.
4. Public utility easements as shown by recorded plat, including 10 feet on the Northeast side of lot.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41, Page 815 and covenants relating thereto recorded in Misc. Book 41, Page 819.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127, Page 140.
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, Real 88, Page 328 and as Instrument #1993-6624 and Notice of

Inst # 1993-31501

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Compliance Certificate, recorded in Misc. Book 34, Page 549.

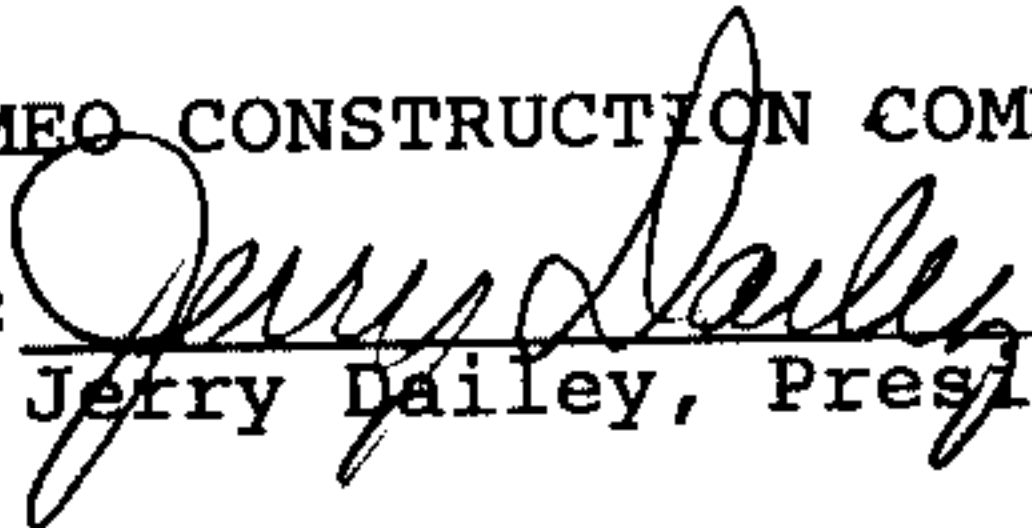
\$130,000.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed to terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said Grantor does for itself, its successors and assign, covenant with the said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its PRESIDENT, JERRY DAILEY, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30th day of September, 1993.

CAMEO CONSTRUCTION COMPANY, INC.

BY:


Jerry Dailey, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Jerry Dailey, whose name as President of Cameo Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 30th day of September, 1993.



Notary Public
My commission expires: 2/17/96

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